

Bigfork Steering Committee Minutes
Special Joint Meeting with the Bigfork Land Use Advisory Board
February 14, 2008
Bigforksteering.org

In attendance: Elna Darrow, Craig Wagner, Pat Wagner, Gary Ridderhoff, John Bourquin, Chuck Gough, George Darrow, Bruce Solberg, Darrel Coverdell, Alex Strickland, Shelley Gonzales, Dale Mc Murren, Paul Guerrant, Drew Hubatsek, Denise Lang, George Culpepper, Doug Averill, Brian Moore, John Lang, Julie Spencer, Bruce Solberg, Rose Schwennesen

Chairman Craig Wagner called the meeting to order at 12:05

Introductions: A couple of new people were in attendance so we all introduced ourselves.

Minutes: The minutes for February 7, 2008 were approved as amended. (m/sc Gough/Darrow, G)

Treasurer's Report: Chuck reported there was an adjustment on the balance from the Accountant from a while back. There was a motion to approve . (Darrow, E/Ridderhoff). The BSC needs a new treasurer.

Craig asked Shelley to explain the Neighborhood Plan to George Culpepper Jr, who is the Government Affairs Director in the Northwest Montana Association Realtors, Inc. Denise Lang suggested that maybe Doug Averill could explain the history of the Neighborhood Plan. Doug explained back in 1993 Bigfork had no zoning, no planning, and there was a group of about 10 that were concerned with the growth in Bigfork. They came together and after much trial and error came up the 1993 plan. When the State mandated all counties needed to have their growth policy updated along with that came the need to revise neighborhood plans. We are here today to hopefully come to the end of a long road which started with a survey about 4 years ago. Shelley remarked that today at the County Commissioners hearing they listened to our planning and denied a potential spot zoning application. Shelley reported that we were waiting for BJ to show with a land designation map so Craig opened up the meeting for public comment.

Comment: Dale Mc Murren

P O Box 2770

Bigfork, MT

Mr Mc Murren wants to change his zoning from suburban agriculture to suburban residential. His property, 32 acres is located on Coverdell Rd. adjacent to the Catholic Church and runs 1200 ft. to the east. He feels he qualifies for suburban residential as he is on a paved rd, on Bigfork Water and Sewer, and across the road from a commercial district.

Shelley responded to Mr. Mc Murren's comments: At a public meeting a year or two ago you requested R1 zoning for this same property. At that time the planning board felt that R 1 was too much density for the Bigfork area and the problem was the sewer would become a hop scotched arrangement. It was also felt that with all the planned areas waiting for development that it would be 20 years or more before his area would be

developed. BJ Grieve had arrived and told Mr. McMurren he had tried to call him. He had researched his property and request for the zone change. Mr. McMurren has options, since the sewer is located in one corner of your property you can do Sag 5 with a PUD, in other words, cluster housing in the area of the sewer on your property (9 lots). This would leave the rest of the acres for open space or other uses.

Comments: *To: Bigfork Land Use Advisory Committee*

To: Bigfork Steering Committee

Re: Bigfork Land Use Amendments

Request: Change my property designation from existing suburban agriculture to proposed suburban residential.

Location: 32 acres on Coverdell Rd-Catholic Church has 40 Acres on corner of Coverdell and Highway 35. My property is adjacent and runs 1200 feet to the East. Zoned sag 5.

Qualifications: on paved road, on Bigfork Sewer, across the road from proposed commercial.

Please respond.

BJ researched this problem and gave Mr. McMurren an option to consider.

The next item was the land use designation map BJ was researching as there was thought to be a discrepancy in the area near Conifer Lane. He did extensive searching in the planning department as well as the county attorney's records. He could find nothing to substantiate anything different from the map as it stands today. Doug Averill knew of the history of the area and also Elna Darrow so they all went to review this map, the land designation runs one way while the zoning district runs the other way. The group reviewing the map decided it was accurate and so it was left in the Neighborhood Plan **Public Comment: Shelley brought up policy 9.4 to BJ** who had noticed a double negative at the February 7, 2008 meeting. **Policy 9.4 Now reads as follows: New Commercial developments should be located in accessible areas conveniently and safely served by all public facilities and services exhibiting minimal environmental constraints.**

Comments: Drew Hubatsek, talked about outdoor lighting and proposed that Bigfork establish an ordinance in the neighborhood plan to have shaded lighting. Hubatsek did not leave written comment. We explained why we can't have an ordinance as we are not a municipality but we do have encourage this type of lighting in our neighborhood plan.

Doug gave us a synopsis of what is happening at Saddlehorn. They are now striving to become a "green community". Several people in Bozeman involved with environmental issues want to come to Bigfork to live. High school students are interested in recycling, lighting has become a huge issue, and all the things taking place at this time is a little premature to announce all that is happening but we would really like Bigfork to get on board with it! He also mentioned some of the big lending companies now ask for environmental plans from developers. It is the coming way of life.

Shelley mentioned she has been in touch with some one who would like to see the signage in Bigfork improved. There are some people who would like to see our signs upgraded. CFBB is also thinking of replacing the Bigfork sign on Highway 35.

We then went and considered the comments in last weeks meeting. They were read and acted upon.

George Darrow made the motion to adopt the Bigfork Neighborhood Plan. (No second needed as it was a committee report) Passed unanimously.

Bruce Solberg Chairman gave a quick report on the Resort Tax Committee. Ken Weaver, the gentleman who helped Whitefish on their resort tax h was in the neighborhood and stopped in to meet us and give us some tips. He was very informative. When he drew up the model for Whitefish for this year, he estimated 1.680 million dollars and Whitefish came in at 1.7 million. He gave us an estimate of what we could get but will verify it with a model.

BJ spoke on the Planning Board. We have a good neighborhood plan and it does not speak in regulatory tones and this what some on the planning board perceive as objectionable. He feels positive about our plan.

Announcements: February 19, 2008 The BSC has arranged with Rick Trembeth to give a presentation on Firewise and cleaning up our property the proper way. We also get to look at all the fire equipment. It will be at 7:00 pm. at the fire hall. Hope a lot of you can make it.

Next month we will have a presentation on lighting. Let you know when.

Meeting adjourned at 1:26

Pat Wagner, Secretary